



OPEN PLAN OFFICE SUITE TO LET

1,156 SQ FT (107.39 SQM) APPROX

First Floor Offices The Old Grain Store, Bromley Lane,
Much Hadham, Hertfordshire, SG10 6HU

The Old Grain Store is a detached two storey purpose built office building positioned within a secure courtyard providing ample parking. Rurally situated on the Chaldean Estate, a working farm, with views over the new vineyard and open Hertfordshire countryside, the first floor office suite provides open plan office with tea station. WC facilities are situated in the communal entrance hall at ground and first floors.

The suite is bright, with windows to three elevations, and is well presented.

- First Floor Suite
- Open Plan Layout
- Ample Parking
- Gated Site
- Underfloor Trunking
- Heating Via Biomass Boiler
- Rateable Value £17,000
- VAT is charged
- EPC Rating - B

RENT £18,000 per annum exclusive

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TERMS

The property is available by way of a full repairing and insuring lease for a term to be agreed.

The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act.

A deposit will be required to be held for the duration of the term. Further details available upon request.

SERVICE CHARGE

A service charge is levied towards estate management, common area upkeep, cleaning, biomass heating and private drainage. The service charge for the year is approximately £2,520. Buildings insurance is charged separately - to be confirmed.

BUSINESS RATES

We understand that the property has a Rateable Value of £17,000.

Prospective occupiers should make their own enquiries of East Herts District Council (01279 655261) to verify the Business Rates payable.

LEGAL COSTS

The tenant is to make a contribution of £500 + VAT (£600) towards the landlord's legal fees. This sum is to be deposited with solicitors prior to legal documentation being issued.

REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand **VAT is charged** on sums due.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>

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